LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1822 Wickford Place, Lot 2

SUMMARY OF REQUEST: New Construction

APPLICANT: Craig Calcasola

Details of Proposed Request

Existing Conditions
The existing structure is a one story single family house constructed in 1938 and located on the edge of the District. The HDC placed a 365-day Stay of Demolition on the property January 13, 2016. The parcel is zoned R-43 Multi-Family and is approximately .34 acres in size. The lot dimension is 150’ x 100’. Adjacent uses are multi-family, industrial, commercial and single family. There are mature trees on the site. Trees to be saved, replaced or removed are identified on the plans. The parcel has been rezoned to Urban Residential-1 to construct four single family houses. The required minimum setback is 14’, required minimum rear yard is 10’ and required minimum lot width is 20’. The Floor Area Ratio (FAR) does not apply to single family structures on individual lots. 2019 Update: The structure has been demolished and all four parcels are currently vacant lots.

Proposal
The proposal is the construction of four single family structures with a focus on house plans for each lot and overall site layout for the four structures. Proposed lot dimensions are 37.5’ x 100’. There are two models being proposed and will be identified as Lot/Plan 1, 2, 3 and 4. The setback of the proposed house for Lot 1 is the same as the existing structure which will set the location for Lots 1-4. All homes are 1.5 stories (approx. 23’ to 28’ in height), and feature front porches 8’ in depth, wood siding, wood windows, brick foundations, and wood corner boards. The applicant is requesting cementitious siding for the porch columns and soffits.

The underlying zoning will require an 8’ planting strip and 6’ sidewalk. New landscaping and tree save opportunities are shown on the site plan. Included in the plan is a new private alley at the rear for the four houses. The revised plans also include numeric evidence of comparable lot coverages in the neighborhood, pervious area more clearly shown on the site plan and updated window design and placement.

Staff Recommendation
1. The original project, voted on by the HDC in April 12, 2017, is considered null and void due to inactivity.
2. HDC 2016-322_1816 Wickford Place (Lot 2) Motion, April 12, 2017: Approve with Conditions.

   “Based on compliance with Policy & Design Guidelines – New Construction Mr. Henningson made a
   MOTION to APPROVE this application with revised drawings to staff for probable approval. The revised
   drawings will include below for the lots - numbers one, two, and three.
   - Miratek installed on columns, corners, fascia
   - Windows– Take brick casing off, 4” wide non- tapered trim with 7/8 inch putty glaze
   - Roof overhang extended to 24 inches at right angle to siding
   - ¾ individual V-groove bead board soffit
   - 2X8” barge rafters with bed mold installed base
• Tree protection plan
• Corner boards are to be equal to 5 ½ inches

Ms. Stephens seconded.”

3. Roof overhang not changed per condition.
4. V-groove bead board soffit not noted on plans.
5. Staff concern over Elevation Notes on A3.1 that German-style siding, door, and window styles to be selected by owner.
6. The project is not incongruous with the district and meets guidelines for New Construction.
7. Staff Recommends reinstating the Approval with Conditions with Staff to work with applicant, per 10.4.1 of the Rules for Procedure.
8. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.
HDC-2019-00364

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: CONSENT AGENDA

July Meeting 2019
3. FRAMING CONSTRUCTION—OTHER THAN ROOF

3.1 General

3.2 General material and labor rates on a per linear foot basis are as follows:

3.3 Beams must be cut to fit under the top of the wall and be supported on the structural members on the structural panels. All stud marks must be made with both (2) vertical lines of 4 in. nails at 8 in. on center, unless otherwise specified.

3.4 All masonry units are to be laid as follows:

3.5 Masonry units must be laid as follows:

3.6 Septic systems must be laid to fit the plumbing and be supported on the structural members on the structural panels.

3.7 All steel or aluminum must be laid to fit under the top of the wall and be supported on the structural members on the structural panels. All steel or aluminum must be laid to fit the structural panels. All steel or aluminum must be laid to fit the structural panels.

3.8 All wood or metal must be laid to fit under the top of the wall and be supported on the structural members on the structural panels.

3.9 All concrete or masonry units must be laid to fit under the top of the wall and be supported on the structural members on the structural panels.

4. FOUNDATION WALLS

4.1 All full height foundation walls are shown on structural detail sheets.

4.2 All masonry or concrete must be laid to fit under the top of the wall and be supported on the structural members on the structural panels. All steel or aluminum must be laid to fit under the top of the wall and be supported on the structural members on the structural panels. All steel or aluminum must be laid to fit under the top of the wall and be supported on the structural members on the structural panels.

4.3 All masonry or concrete must be laid to fit under the top of the wall and be supported on the structural members on the structural panels. All steel or aluminum must be laid to fit under the top of the wall and be supported on the structural members on the structural panels.
STREETScape

UPDATED – LOT 2 added columns from ceiling to floor on the front porch

LOT 4  LOT 3  LOT 2  LOT 1

PREVIOUS
FRONT ELEVATION OF LOT 2 – EXTENDED FRONT PORCH COLUMNS TO THE FLOOR
MATERIAL DETAIL – EXAMPLE OF OPEN TAIL, COLUMNS, & BAND
• LOT 1 - stays the same but we have taken the roofline down 1 ft.
• LOT 2 - stays the same but we have taken the roofline down 1 ft.
• LOT 3 – the front dormer has a gable above it, and the roofline came down 1 ft.
• LOT 4 – the front porch wraps-around along Worthington and is positioned for us to save the Oak Tree
LOT 4 – created a wrap-around porch that runs along Worthington Ave for more curb appeal at the Worthington & Wickford corner. Added stairs on the Worthington Ave. side as well. Pushed the house slightly back to be able to keep the Oak Tree.
TREE SAVE - (UPDATED)

1. 24" Sycamore
2. 12" Oak
3. 12" Oak
4. 28" Oak
5. 24" Oak
6. 12" Oak

ADD - (6) Medium Size Oak Trees

REMOVE
1. 15" Elm
2. Crepe Myrtle
3. 18" Hickory
4. 15" Gum
5. 12" Oak
6. 15" Oak
LOT 2 - HEIGHT / MASSING

- We have reduced the roofline by 1 foot to 23’ 11.5”, by making the 2nd Floor 9’ ceiling height.
EXISTING CONDITIONS – LOT 2 & 4
LOT 1 Footprint
- Depth of 70’ & 44.7’ heated square feet
- Width of 27.5’ heated square feet
- Total 1,615 heated sq. ft. Footprint
- 184’ sq. ft. covered porch

LOT 2 – 4 Footprint
- Depth of 61.8’ & 44.7’ heated square feet
- Width of 27.5’ heated square feet
- Total 1,487 heated sq. ft. Footprint
- 184’ sq. ft. covered porch

LOT Size 1 – 4
- Depth 100’ / 37.5’
- Total Lot Size 3,750 sq. ft.

Footprint % to Lot Size / % of Lot that’s Permeable
Lot 1  43% heat sq. ft. / 48% is Permeable*
Lot 2-4 39% heat sq. ft. / 45% is Permeable*

*Paved Alley is included as Non-Permeable
SITE PLAN ZOOM-IN

Neighbor’s House Footprint

Existing 10’ ALLEY between our Property & Neighbor

New Porch positioned at the same location as the Current (to be demolished) Porch 21.5’ from curb.

Footprint of Current house in Red

Our house footprints in Grey

Side Setbacks – 5’
Rear Setback – 10’
Front Setback – 14’ from back of curb

Alleyway & Parking in the Rear
STREET SURVEYS

Wickford Place (across the Street – from West Blvd. to Worthington)

Worthington Ave (Wickford Place)

1816 Wickford Place

<table>
<thead>
<tr>
<th>LOT #</th>
<th>Roofline</th>
<th>Elevation to Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>27’ 7.25”</td>
<td>730.3’</td>
</tr>
<tr>
<td>2</td>
<td>23’ 11.5”</td>
<td>728.6’</td>
</tr>
<tr>
<td>3</td>
<td>27’ 7.25”</td>
<td>730.8’</td>
</tr>
<tr>
<td>4</td>
<td>23’ 11.5”</td>
<td>724.8’</td>
</tr>
</tbody>
</table>
HEIGHT / STREETSCAPE / SCALE

Wickford Place (across the Street – from West Blvd. to Worthington)

- Our Hip Roof Houses are within 3 inches of our neighbor’s roofline and within 4 feet of the roofline across the street.
- Our Gable Style Houses are 2 feet lower than our neighbor’s roofline and between 2-3 feet of across the street.

Wickford Place (our side including the neighbor’s house to the right of our property)
WINDOW DETAIL – UPDATED

1" DRIP CAP
WOOD 2x4 HEAD TRIM

WOOD 2x4 JAMB TRIM
1/2"w. MUNTINS
PRE-MANUF. WINDOW UNIT

1" INSULATED
PRE-MANUF. WINDOW UNIT

WOOD 1-1/2" SILL TRIM

VARIES

VARIES

VARIES
SOFFIT DETAIL – UPDATED OPEN TAIL

30 YR. ARCHITECTURAL SHINGLES o/
1 LAYER 15# FELT o/
7/16" EXTERIOR OSB ROOF SHEATHING
o/ 2x FRAMING AT 16" o.c.

AT PITCHES LESS THAN 4:12
2 LAYERS 15# FELT TO BE USED

R-30 INSULATION

WIND/UPLIFT ANCHORS
SIMPSON H2.5A (TYP.)

7/16" EXTERIOR GRADE
PLYWOOD SHEATHING

EXPOSED TAIL

GERMAN SIDING